

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 4<sup>th</sup> day of AUGUST, 2004, by CAULY B. HUGGINS AND LORRAINE D. HUGGINS, whose mailing address is 4388 HUGGINS HILL LANE, TALLAHASSEE, FLORIDA 32311 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

**GRANTOR**

CAULY B HUGGINS  
(Husband's Name Typewritten)

Cauly B Huggins  
(Signature)

**WITNESSES:**

Carol Ann  
(Sign)  
Carolyn Ham. Hon  
(Print Name)

Robin L. Smith  
(Sign)  
ROBIN L. SMITH  
(Print Name)

**GRANTOR**

LORRAINE D HUGGINS  
(Wife's name typewritten)

Lorraine D. Huggins  
(Signature)

**WITNESSES:**

Carol Ann  
(Sign)  
Carolyn Ham. Hon  
(Print Name)

Robin L. Smith  
(Sign)  
ROBIN L. SMITH  
(Print Name)

STATE OF FL

COUNTY OF Leon

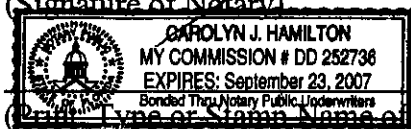
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2004.

August 2004, by Cauly B Huggins, who is personally  
(Husband's name)

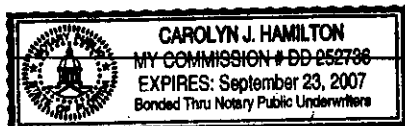
known to me, or has produced FDC# A252102210270 as identification and  
(type of identification)

did not take an oath.

Carol Ann  
(Signature of Notary)



(Print, Type or Stamp Name of Notary)



(Title or Rank)

Attachment # 1A  
Page 3 of 4

Notary  
(Serial Number, If Any)

STATE OF FL

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August 2004, by Corraine D Huggins,  
(Wife's name)

who is personally known to me, or has produced

FDL# H25252422850 as identification and did not take an oath.  
(type of identification)

Carol Hamilton  
(Signature of Notary)



(Type of Notary Public License or Notary)

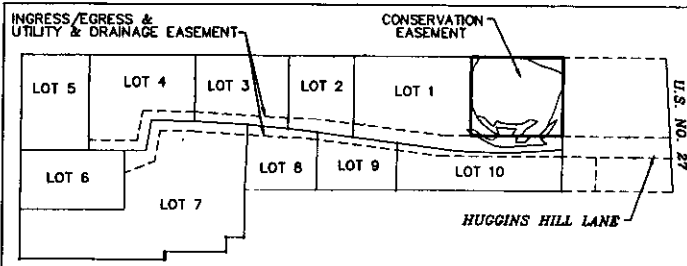
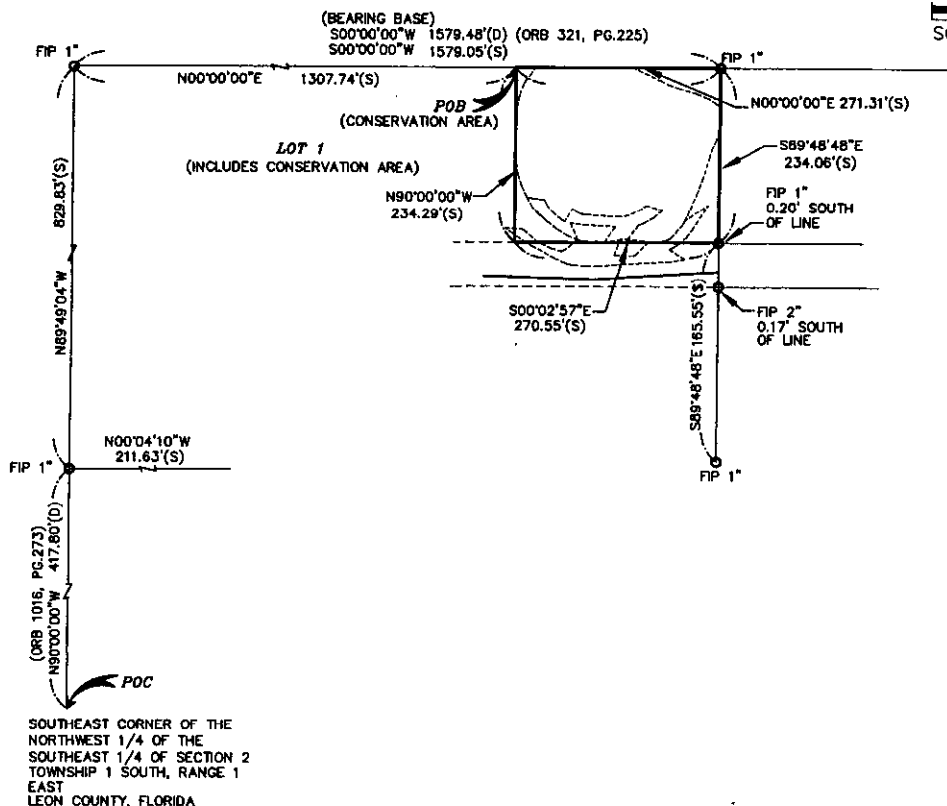
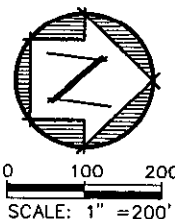
Notary  
(Title or Rank)

(Serial Number, If Any)

This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
Suite 202, 301 South Monroe Street  
Tallahassee, Florida 32301

**SKETCH OF LEGAL DESCRIPTION FOR C.B. HUGGINS  
AND LOCATED IN SECTION 2  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA  
LEON COUNTY, FLORIDA  
NOT A BOUNDARY SURVEY**

Attachment # 1A  
Page 4 of 4



LEGAL DESCRIPTION: A CONSERVATION EASEMENT IN A PORTION OF LOT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 417.80 FEET, THENCE NORTH 89 DEGREES 48 MINUTES 04 SECONDS WEST 829.83 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1307.74 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 271.31 FEET, THENCE SOUTH 89 DEGREES 48 MINUTES 48 SECONDS EAST 234.06 FEET, THENCE SOUTH 02 DEGREES 02 MINUTES 57 SECONDS EAST 270.55 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 234.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES MORE OR LESS.

**LEGEND**

F.C.M.	FOUND CONCRETE MONUMENT	PC	PAGE OF OFFICIAL RECORD BOOK
S.C.M.	SET CONCRETE MONUMENT	(C)	CALCULATED
F.I.R.	FOUND IRON ROD	(D)	DEED CALL
SIR	SET IRON ROD 5/8" # 5557	Δ	CENTRAL ANGLE
POC	POINT OF COMMENCEMENT	R	RADIUS
POB	POINT OF BEGINNING	L	ARC LENGTH
OR	OFFICIAL RECORD BOOK	CH	CHORD BEARING
(S)	SURVEY MEASUREMENT	CL	CHORD LENGTH
		PP	POWER POLE
		L	LINE BREAK
		(PS)	PREVIOUS SURVEY

**SURVEYORS NOTES AND REPORT:**

BEARINGS FOR THIS SURVEY ARE BASED ON A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND IS THE BEARING FOR THE WEST BOUNDARY LINE DESCRIBED IN OFFICIAL RECORD BOOK 321, PAGE 225, IN THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

FIELD WORK WAS COMPLETED OCTOBER 1, 2003.

THERE MAY BE OTHER RESTRICTIONS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

THE HEREON SIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES. THE LOCATION OF THE PROPERTY WAS PHYSICALLY SHOWN TO THIS SURVEYOR BY THE CLIENT AND A PREVIOUS SURVEY WAS PROVIDED. LEGAL DESCRIPTIONS WERE NOT INCLUDED WITH THE PREVIOUS SURVEY. NO OTHER INFORMATION AS TO INSTRUMENTS OF RECORD WERE PROVIDED FOR THIS SURVEY. INFORMATION USED TO PERFORM THIS SURVEY WAS GATHERED FROM THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA.

THIS SURVEY ACHIEVED A CLOSED GEOMETRIC FIGURE THAT MEETS AND EXCEEDS THE FLORIDA MINIMUM STANDARDS (61G17-6 FAC) AS CLASSIFIED AS "COMMERCIAL/HIGH RISK".

**CERTIFICATION**

IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Richard W. Phillips* 8/17/04  
RICHARD W. PHILLIPS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5557  
HUGGINS LIMITED PART.dwg 09/16/04

**CORNERSTONE  
LAND SURVEYING, INC.**

CERTIFICATE OF AUTHORIZATION LB 6808  
715 N.CALHOUN ST.,STE.100 PHONE: 850-668-7330  
TALLAHASSEE, FLORIDA 32303 FAX: 850-894-9693

EXHIBIT "A" SHEET 1 OF 1